

WARRANTY DEED

016921

TRANSFER
TAX
PAID

WILLIAM E. LAGASSE and DOLLY J. LAGASSE of Waterville, County of Kennebec and State of Maine for consideration paid, grant to NANCY A. SANFORD of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land with any buildings and improvements thereon situated in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Starting at an iron pin placed in the ground in the easterly line of May Street approximately four hundred (400) feet northerly from the intersection of the northerly line of Abbott Street and the easterly line of May Street; thence to the north along the easterly line of May Street, a distance of fifty (50) feet; thence at right angles to the east, a distance of one hundred (100) feet; thence at right angles to the south a distance of fifty (50) feet; thence at right angles to the west, a distance of one hundred (100) feet to the point of beginning.

The above described parcel of land is conveyed subject to certain restrictions and covenants as recited in a Warranty Deed from Lewis J. Rosenthal to Kingsley H. Birge, et al dated November 1, 1946 and recorded in the Kennebec County Registry of Deeds in Book 846, Page 467, to which reference is made for a more particular description.

Also another certain lot or parcel of land with any buildings and improvements thereon situated in the City of Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Starting at a point in the easterly line of May Street, which point is three hundred fifty (350) feet southerly from the intersection of the southerly line of Columbia Road with the easterly line of May Street, and which point is also the southwest corner of a lot or land owned by Paul N. Fisher et al; thence to the east along the southerly line of said land of Paul N. Fisher et al a distance of one hundred (100) feet to the southeast corner of the land of Paul N. Fisher; thence to the south along an extension of the easterly line of land of Paul N. Fisher a distance of twenty-five (25) feet; thence to the west and keeping parallel with the southerly line of the said Paul N. Fisher a distance of one hundred (100) feet to the easterly line of May Street; thence to the north along the easterly line of May Street a distance of twenty-five (25) feet to the point of beginning.

Meaning and intending to convey a strip of land twenty-five (25) feet by one hundred (100) feet next lying southerly to the lot of land conveyed to Birge et al, Book 846, Page 467.

The above described parcel of land is conveyed subject to certain restrictions and covenants as recited in a warranty deed from Lewis J. Rosenthal to Kingsley H. Birge, et al dated September 10, 1956 and recorded in

Kennebec Registry of Deeds, Book 1063, Page 82, to which reference is made for a more particular description thereof.

Also, another certain lot or parcel of land with any buildings and improvements thereon situated in the City of Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

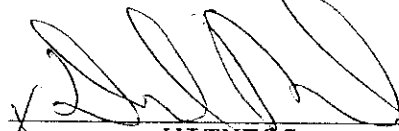
Beginning at a point situated at the easterly corner of premises now or formerly owned by the said Paul N. Fisher; which point is situated, one hundred (100) feet southeasterly from an iron pin situated at the northeast corner of land now or formerly owned by Paul N. Fisher and in the southeasterly line of May Street; thence in a continuous straight line from the aforementioned bound and in the same general southeasterly direction a distance of sixty (60) feet; thence at right angles and in a generally southwesterly direction a distance of one hundred (100) feet to a point; thence at a right angle from the aforementioned bound and in a general northwesterly direction a distance of sixty (60) feet to a point; thence at a right angle and in a general northeasterly direction a distance of one hundred (100) feet to the point of beginning, the last seventy five (75) feet of the aforesaid bound runs along the southeasterly line of land now or formerly of the said Paul N. Fisher. Meaning and intending to convey a rectangular parcel of land, one hundred (100) feet in length by sixty (60) feet in breadth.

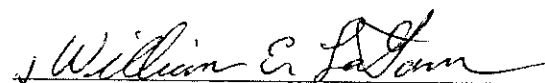
This conveyance is subject to the following building restrictions:

1. No building is to be erected on the within described premises except one (1) dwelling house with private garage suitable for occupancy by one (1) family; and (2) No building is to cost not less than \$7,500.00 and to be set back not less than twenty (20) feet from the sidewalk, except that porches, bay windows and steps may be built within the excepted premises.

Being the same premises conveyed to William E. LaGasse and Dolly J. LaGasse by warranty deed of Darrell K. Sheive and Patricia A. Scheive dated September 30, 1983 and recorded in the Kennebec County Registry of Deeds in Book 2617, Page 195.

WITNESS our hands and seals this 30th day of July, 1991.


WITNESS


WILLIAM E. LAGASSE


WITNESS


DOLLY J. LAGASSE

THE STATE OF MAINE
Kennebec, ss.

July 30, 1991

Then personally appeared the above named WILLIAM E. LAGASSE and DOLLY J. LAGASSE and acknowledged the foregoing instrument to be their free act and deed.

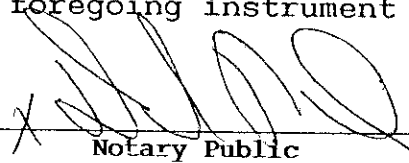
DAVID R. WHITTIER
MY COMMISSION EXPIRES:
AUGUST 31, 1993

Before me,

Notary Public

RECEIVED KENNEBEC SS.

1991 JUL 31 AM 9:00

ATTEST:  David R. Whittier

SEAL